

Newburgh with Broad & Shaded Invites The Homeseeker Avenues



LIBERTY ST. LOOKING NORTH FROM CAMPBELL ST.

WALDEN RES. NEAR NEWBURGH.

WASHINGTON LAKE NEWBURGH'S WATER SUPPLY

GRAND ST. LOOKING NORTH FROM THIRD ST.

Newburgh's Yearly Building Outlay \$400,000

Fine Houses Being Put Up in All Sections—Cost from \$5,000 Up.

CAUSE OF PRESENT ACTIVITY IN CITY

A Splendid Place for a Home—Inviting to New York People.

More houses have been built in Newburgh in the last year than in any similar period in its history, the total sum yearly expended for building in the city being about \$400,000.

Everywhere in Newburgh there are scenes of substantial building activity. The theatre centre, at Broadway and Liberty street, is undergoing an important transition, the various home sections are being changed into larger and more alluring residential places, and the whole building transformations of this thriving place.

The present period of building activity in the city has been of much longer duration than a year. In fact, its beginning dates back to several years ago, and since then the city has enlarged its educational facilities by the erection of the Broadway Grammar School, one of the most modern and beautiful public school structures in this state. A new home for the Young Men's Christian Association has also been built, and workmen are now engaged in beautifying the grounds about that building. The Academy of Music has also been altered, and its stage is now the largest in this country. It is said, with the exception of two others, one of them being the stage of the New York Hippodrome. The academy was enlarged by an addition with a frontage of 25 feet and a depth of 80 feet.

For years the building growth of Newburgh was slow. The principal reason for that dulness was the fact that the charms of the place were not as widely known or as much appreciated by the people of this state as they are to-day.

Newburgh is not only seeking to add to its industrial strength by the addition of many prosperous manufacturing establishments, but wants to have vast numbers of homeseekers locate within or near its borders.

Newburgh is an ideal place for a home. It is located on a series of terraces running parallel with the river frontage and commanding a magnificent view of the Hudson River and surrounding mountain country in all directions. It has been appropriately called "The Beautiful City of Terraces."

Its healthfulness is well known. Owing to the sloping sides of the terraces the drainage is not only good, but excellent, and every possible precaution is taken by its efficient Health Department to conserve the health of residents and visitors.

The city man who is looking for an attractive place in the Hudson River district in which to have a summer home will be well repaid by examining the many natural charms of this city. A journey to this town in the summer time by boat plying on the Hudson River is one of the most enjoyable day excursions.

Thousands of persons yearly make the trip, most of them to visit Washington's Headquarters, which is located almost within a stone's throw of the ferry landing, or to spend a holiday in the lake region west of the city.

The journey to Newburgh by train is also made in a comfortable manner by the West Shore Railroad or the New York Central Railroad in less than two hours.

dominating features of the natural charms of Newburgh and the surrounding sections. Bordering the place on the east is the Hudson River, on the north are the foothills of the Catskill Mountains, to the west the beautiful rolling and fertile farm lands of the easterly section of Orange County and to the south are Cornwall and West Point and the Highlands of the Hudson River.



RESIDENCE OF NORTH WATER ST.

As regards productiveness, the farm lands adjacent to or within a short distance of the city of Newburgh hold high rank. Nearby there are splendid markets.

Newburgh had according to the last census a population of about 30,000. Now it has nearly 35,000 people. Close to it are many vigorous towns and settlements. It is estimated that the number of persons in and near the city is over 60,000. Neither within the city of Newburgh nor outside, in the charming farm or suburban region, have been discounted. By this is meant that the values of the places offered for sale represent the true worth of the properties, and not what they ought to be worth some years hence. In the majority of the cases the asking prices are much below the figures at which the premises are appraised by experts.

Newburgh possesses all the physical qualities highly prized by builders of the model suburb. Most of its residential streets are broad and well shaded. One of its principal business highways is Broadway, and a finer and more inviting thoroughfare would be hard to find. Broadway extends from the river front directly in a westerly direction. It was once known as the Newburgh and Cocheton Turnpike. Many of the older residents still refer to it as the turnpike.

This public highway is destined to be one of the greatest business arteries of the city, and the man who buys at present prices property fronting on it has obtained a gilt edge realty bargain. Within the last year a large part of Broadway has been improved by the laying of a new roadway and by the erection of ornamental lights.

In the "rush hours" of the day thousands of persons pass up and down Broadway. For years the principal retail shopping section of the city has been Water street, and there the heart of the retail business sphere is likely to continue for many years. This is one of the best managed shopping areas in this state north of New York City.

The stores fronting on the street are widely noted for the meritorious quality which they sell at low prices. Crossing Water street are several public thoroughfares, which form a part of the retail trade and office section of the city. Colden street is also a vigorous division of the retail shopping centre, and as Broadway expands into a greater retail trade place so will Colden street.

The manufacturing concerns of New-

burgh are so situated as not to interfere with the residential growth of the city along the most improved lines. Most of the manufacturing concerns are along the water's edge on the West Shore and Erie railroads, and many more are in the south and westerly sections of the town somewhat distant from the river frontage, yet possessing good sidings for shipping purposes.

In the centre of the city in the 2d Ward is Downing Park, which is frequently visited by artists and many other persons who are lovers of nature. It is considered to be one of the most picturesque parks in the state. Many an oil painting or water color which adorns the walls of the choice houses of the city depicts the view of the Hudson River and Mount Beacon as seen from the grassy knolls of the park.

In regard to the building activity in Newburgh, a foremost builder there said to a Tribune reporter last week: "Many splendid modern houses are being built in the choice residential sections of the city and its suburbs. The houses will compare favorably with any structures of similar price erected in any part of this state."

"The houses range in price from \$5,000 to \$7,000. A large number of structures of less cost are being erected by speculators at about \$3,500 a house. A feature of the building activity here is that quite a few flat houses of the best type are being erected. The new flat houses going up are largely superior to similar structures erected some years ago. Such houses are better designed and their interior comforts have been multiplied, at the same time keeping the rental figures within the reach of many persons."

"The new flat houses are equipped with excellent sanitary arrangements and are steam heated. A number of these up-to-date flat houses are being put up on Washington Heights. Washington Heights is a bluff of land south of the city hall. It is about five blocks from Broadway and Liberty street, and forms one of the most entrancing residential parts of the First Ward."

"A splendid residential development is Lincoln Terrace, in the central part of the city. This district adjoins the property on which is the new Broadway Grammar School and is adjacent also to Downing Park. There the average cost of the houses is about \$5,000, most of the structures being of the one family type. "Lincoln Terrace is a comparatively new residential section and is within about a walk of seven blocks of the City Hall. From most of the houses an un-

obstructed view of the Highlands to the south of the city, or Mount Beacon opposite the city, and of the northerly part of the region bordering the Hudson River may be had."

"Wiesner Terrace is a very large tract of land, at the west end of the city. One of the thoroughfares on which this delightful home section fronts, is Wiesner Road, formerly known as Hains Crossroad. This place is named after a famous old farm, which was for years one of the landmarks of the city. This development was opened about five years ago and to-day the dwellings on it number about two hundred. They are not only attractive, but are located on nice plots. The sites for sale may be had at a low figure on easy terms."

"There is a most prepossessing residential section of the city in the northeast corner of the old city. It extends along the bluff leading down to the water's edge and is dotted with superbly built one family houses. Some such houses are now in course of construction. There is only a short walk from that northern section of the town to all the principal places in the retail shopping and in the theatrical centre of the town. Among the streets in that part of the city on which high-class houses front are North Montgomery, North Liberty, LeRoy Place and Central avenue."

"Just west of the shopping centre, on higher terraces overlooking the Hudson River, are many inviting residential thoroughfares. One is Grand street, another Chambers, Lander and Johnston streets."

"On the north, just outside of the city, is beautiful Balmville, on the south is New Windsor, and on the west is the town of Newburgh. Balmville is truly one of the most modern suburbs of the city and contains many large houses of the best type. "The homeseeker will find here excellent schools, vigorous social organizations, flourishing churches, big dry goods stores and everything that a wide-awake city ought to have. He will readily feel at home, and the longer he stays the better he will like the place."

"THE MADCAP DUCHESS." Annie Swinburne is to be starred in the new Victor Herbert opera, "The Madcap Duchess," when it opens at the Colonial Theatre, Boston, on October 27. "The Madcap Duchess" was first named "The Conquette" and tried out in Pittsburgh. Glen Hall will have the chief tenor role and Josephine Whittell, the part of Stephanie. The production will be made by H. H. Frazee.

GIVE INSTRUCTION IN MUSIC FREE

Aim of Newburgh Schools Is to Teach Children to Sing Intelligently.

Music is one of the features of instruction in the public schools of Newburgh. "The aim of the instructors is to teach children to sing songs with intelligence and with a sense of the artistic," says Marjorie B. Brundage, supervisor of music in Newburgh's public schools. She also says in her last report on this subject:

"This brings about a division of musical instruction, namely: Rote singing and sight reading. Under the former we include music of a greater degree of difficulty as to pitch and rhythm—the child acquiring the same through his ear and making it his own through imitation."

"In the second division, we strive to develop, along established pedagogical lines, his knowledge and interest in the symbols and terms of music. Eight years of training in the latter branch brings the average pupil to the point where he can do moderately difficult work, independently."

"Properly conducted assembly singing affords practice in rote songs, so that the daily music period may be devoted to the technical side of the subject. This division, of course, is not strict, for an occasional song brightens the music period and acts as an incentive while the pupil's technical knowledge often serves him in song interpretation."

"I firmly believe the harmonic series of music readers to be one of the best for public school use. However, no one course offers all the material necessary for broad instruction. For this reason there is a need of supplementary reading material. This is, perhaps, one of our greatest needs. Also, I feel the lack of an instrument which is a time and strength saver to the grade music teacher. This is the staff liner which produces all five lines of the staff at one stroke. I should advise the purchasing of one of these instruments for every classroom in our schools."

"One of the greatest dangers in introducing myself into public schools is that of covering the ground too rapidly."

own real estate? For a place to establish a manufacturing plant? For a place to conduct a small or large mercantile establishment? For a place near which to buy a farm? For a place for most any purpose one can think of? Why not Newburgh-on-the-Hudson?

As other writers have said, Newburgh offers every facility conducive to the establishment of a business or home, whether it be large or small.

Its main business streets are lined with substantial and progressive business houses, its residential streets are built up with comfortable homes and its suburbs are dotted with large and fine country places of persons, many of whom have business in New York City and travel to and from Newburgh on the trains or boats, the service of which is unsurpassed.

The entire length of Water street and Broadway, Newburgh's two principal business streets, have recently been paved with modern pavement and illuminated with ornamental lights. The change has made a decided difference for the better in real estate along these thoroughfares. Values which have not already risen are bound to do so in the future.

There are buildings on Water street which could have been bought for a small sum a few years ago, but which to-day would bring much higher figures if they were obtainable, but the fact is that there is little property which is at all modern to be had for any price on the street. The same is true of Colden street, which is the connecting link between Water street and Broadway. On Colden street there are buildings which several years back could be got for a nominal sum. To-day they could not be had for anywhere near the price previously paid.

What is true of these streets is true of Broadway, the wide business street running west from the Hudson River some two miles or more. Along it during the last few years many changes have been made. Buildings have been torn down, new ones built, less old ones remodelled—in fact, the entire street presents a vastly changed appearance from that of five years back. Here, too, values have seen a marked change and rents have soared as a result, thus making the ownership of Broadway property an asset worth having.

As for manufacturing sites, we have plenty to offer to those thinking of or looking for such.

To the south and west of this city our real estate agents can offer prospective buyers suitable tracts of land, with and without water, but with railroad connec-

Charms of Newburgh Appraised by Expert

The Ideal Place for Home, or for a Business, Big or Small.

By S. Carlisle Goodrich, of Charles T. Goodrich & Son, Newburgh, N. Y.
For a place to live? For a place to

ations, at reasonable prices. To the south of the city an additional inducement to many seeking such sites would be the docking and shipping facilities offered by the Hudson River. The channel is deep, and vessels of large size could get good docking places. In addition, the Hudson River steamboat lines offer unlimited service for shipping at reasonable rates daily.

As a place for a home, whether large or small, where can one go in the United States and find a location more suitable than in and about this City of Newburgh, situated, as it is, at the very entrance to the Highlands of the Hudson River, elevated enough to afford the most picturesque scenery obtainable? The slowly moving Hudson, gliding down between the high mountains on either side, presents a picture the writer has never been able to find the equal of elsewhere. Those who have travelled abroad and in foreign lands tell us that they are always mighty glad to be able to say that the scenery of the Hudson south and north of Newburgh far outshines anything they have seen.

Just stop and think what it means to have a home on the shores of the Hudson River, in the midst of such surroundings, in and near a city of progress and development, and within a short distance by rail or palatial steamer of New York City. Is it any wonder that men of means have sought out many of the delightful sites along this beautiful river to erect thereon homes whose value runs into the millions? Newburgh-on-the-Hudson and its suburbs offers such inducements to those seeking a place for a country residence. To the north and south, and even in the city itself, are to be had many available residences and much acreage at prices which are not excessive.

Think of Newburgh-on-the-Hudson when you stop to think of your future.

LARGE GROCERY FIRM

Rickborn & Meyer, of Newburgh, Established Many Years.

One of the largest wholesale grocery firms of Newburgh, N. Y., is Rickborn & Meyer. This firm has been established for many years and each year has seen its business expanding in a larger measure than in the preceding year.

The home of the grocery firm is in Front street, in the wholesale trade district, just north of the Newburgh and Fitchburg ferry slip. It is situated near the waterfront and handles goods for interior places or towns along the river quickly and at low rates.

Soon after the War of the Revolution Newburgh became one of the greatest forwarding points in this state, and ever since that time it has been a big shipping centre. Rickborn & Meyer have helped in a large degree to add to that fame.

NEWARK PLOT ENLARGED

Addition to Fur Cutting Plant To Be Built on Site.

Louis Schlesinger, Inc., has sold Nos. 14, 20 and 22 Magnolia street and Nos. 14 and 16 Highland street, Newark, for Joseph Metzler to Henri Picard of New York. The property has a frontage of 75 feet on Magnolia street and 145 feet on Highland street, with a depth of about 16 feet, comprising about 15,000 square feet. On it are frame buildings.

This plot immediately adjoins the large brick factory of the Belgium-American Fur Cutting Company, and on it will be erected a large addition to the present plant.

Graduates of Many Colleges.

Seven graduates of the Newburgh Academy entered college in September, 1912, making a total of 129 from 1900 to 1912; 12 entered Normal and other schools for advanced work.

The Academy now has representatives in Yale, Columbia, Lehigh, Rutgers, Johns Hopkins, University of Pennsylvania, Cornell, Syracuse, Union, Colgate, New York University, St. Stevens, Rensselaer Polytechnic, Stevens Institute of Technology, Vassar, Wellesley, Elmira and Erie.